

CIRM RFA 07-03
Application # FA1-00611-1
Functionality Score: B
Value Score: C+

Overall, the proposal represents over 54,000 gsf of research space in a highly efficient configuration. Its two large laboratory units are augmented with a major spf-barrier vivarium and a GMP manufacturing facility. The use of an existing shell allows for rapid construction and is not subject to normal weather disruptions.

Functionality

Boston
New York
Baltimore
Washington DC
Buffalo
Toronto
Chicago
St. Louis
Calgary
Vancouver
Victoria
San Francisco
Los Angeles
Shanghai

Flexibility is accomplished through the use of very large open laboratories (almost 6,000 asf in phase 2B) with flexibility of bench assignments. It is not clear from the documentation if the benches are fixed or movable; however, there is discussion about the system being adaptable for functional needs. Such large laboratories can be very distracting due to the equipment noise and research activity. These large labs are adjacent to office suites that include open office areas for the researchers with the PI offices encouraging good communication and interaction. Phase 2B does a much better allocation of office space for the PIs and researchers outside the laboratory. The building is short on the communal space necessary for interaction and meetings with the other groups in the building.

The proposed facility has a critical mass of research and support space plus the additional advantage of a dedicated barrier vivarium and a GMP manufacturing facility. Bench space appears to be at a 1:1.08 ratio with Support space with a significant number of tissue culture and equipment rooms. This is the highest ratio of all the applicants

Value

	00611-1	Institute Avg	Range
The Net/Gross sf ratio of the overall building	71.8%	65%	60.6% – 71.8%
The Project cost / gsf	\$899	\$936	\$757 - \$1,164
The asf of Lab + Lab Support + PI Office space / PI	1,400	1,769	843 – 3,399
The ratio of Lab to Lab Support	1:1.08	1:0.87	1:0.72 – 1:1.08
The asf Core / PI	1,061	721	108 – 1,577
The group 2 equipment budget / PI	\$402,406	\$427,596	\$174,000 - \$1.05M
CIRM funds / PI	\$1,861,377	\$2,059,273	\$1.6M - \$2.38M

The proposal is for TI funding only since the shell with utility infrastructure up-upgrades are already in place. Even though this is TI only, the cost/gsf at \$899 is high partially explained due to two large and dedicated Cores that are included in the building. A GMP manufacturing core and a SPF vivarium core. Both these functions are necessary for the mission statement of providing all three X Y and Z elements. However, these two cores are very expensive to build.

The fact that this is a TI project allows it to move forward much faster and with minimum disruption due to any weather conditions.